



U.S. Department
of Transportation
**Federal Aviation
Administration**

Federal Aviation Administration
Airports Division, Southwest Region Safety and
Standards Branch

10101 Hillwood Parkway
Fort Worth, Texas 76177

July 16, 2024

ELECTRONIC MAIL-RETURN RECEIPT REQUESTED

Breana Soto
Airport Manager
10500 Airport Blvd
Castroville, TX 78009

Subject: Airport Compliance Land Use Inspection

Dear Breana Soto:

Castroville Municipal Airport (CVB)
Land Use Compliance Inspection – April 16-18, 2024

A representative of the Federal Aviation Administration conducted a land use inspection of the Castroville Municipal Airport on April 16-18, 2024. The purpose of the inspection was to ensure that the airport is in compliance with the terms of its federal obligations dealing specifically with the use of airport property and grant assurance compliance.

The inspection included a site tour of the movement areas and paved aprons of the airport, an inspection of a few airport-owned hangars and the review of the Exhibit A/Property Map, a comprehensive review of Airport Minimum Standards, Rules and Regulations, financial information, property deeds and all aeronautical and non-aeronautical leases.

The inspection revealed a good hangar leasing policy with a consistent rate structure. The competitive agricultural lease enabled the airport to utilize buffer land for revenue from low-growing crop production. However, I found farm equipment stored in the runway object free area. The non-aeronautical ballfields complex is lacking fair market value compensation to the airport. Additionally, the airport's leasing of their well and corresponding water rights needs further investigation. During my visit, we were not able to review the lease terms for the water well and the ballfields lease to the city.

I appreciate your cooperation during the inspection. Please review the findings at the end of the report for the required actions to bring the airport into compliance with its federal obligations. If you have any questions or concerns please call Gary at (817) 222-5671 or Katie at (817) 222-4101.

Sincerely,

**SARA K
FIELDS-PACK**

Digitally signed by
SARA K FIELDS-PACK
Date: 2024.07.16
16:10:25 -05'00'

S. Katie Fields-Pack
Airports Compliance Specialist
FAA Southwest Region

cc: Scott Dixon
City Manager City of Castroville
1209 Fiorella Street
Castroville, TX 78009
Email: Scott.Dixon@castrovilletx.gov

ACO-100
ASW-650
TXDOT

Attachments:

- 1) Post Inspection Report

CASTROVILLE MUNICIPAL AIRPORT



Prepared by:	S. Katie Fields-Pack Airports Compliance Specialist Airports Division, FAA Southwest Region 10101 Hillwood Parkway Fort Worth, TX 76137
Date of Inspection:	April 16-18, 2024
Inspection Site Location:	Castroville, TX
Airport Owner	City of Castroville, TX
FAA Representatives	Katie Fields-Pack, ASW Airports Compliance Specialist
City / Sponsor Contacts:	Breana Soto, Airport Manager Scott Dixon, City Manager

- ☐ Based aircraft – 77 (68 single-engine)
(7 multi-engine)
(1 jet)
(1 helicopter)
- ☐ Operations – 71,000 (12 months ending 6/01/2023)

II. Castroville Municipal Airport Land Background

The Castroville Municipal Airport is a surplus property airport transferred by a Deed Without Warranty from the United States of America through the General Services Administrator to the City of Castroville, Texas on July 26, 1949. The transfer deed was for approximately 458.88 acres to be used for public airport purposes.

The following is based on records and files kept by the Federal Aviation Administration (FAA) Southwest Region:

A. Federal Land Transferred to the City

July 26, 1949 Deed Without Warranty 458.88 acres

B. FAA Releases of Property

None

C. Land Releases by City Without FAA Release

<u>Release Date</u>	<u>Property ID</u>	<u>Amount</u>	<u>Revenue</u>	<u>Record Location</u>
Unknown	Ballfields	18 acres	N/A	N/A

D. Grant Acquired Land

None

E. Airport Improvement Program-Noise Compatibility Land

None

F. Sponsor Donated Land

None

G. Federal Commitment and Investment

- a. Total Airport Improvement Program (and legacy Acts) and Other Funding: \$9,260,214.
- b. Funding was used for aviation easements, runway reconstruction and extension, apron expansion, pavement maintenance, navigation aid acquisition, aviation easement acquisition, hangar construction, airport planning, airport design, terminal building construction, taxiway construction, airfield lighting, and runway and taxiway repair and rehabilitation.

c. Funding Snapshot

**Castroville Municipal Airport
Castroville, TX (NPIAS N/ P/ Y)**

FAA Site #: 23574.1*A

Funding/Grant History

FYR	Agency	Local(\$)	State(\$)	Federal(\$)	Project Description
1975	TAC	0	7,000	0	Install lighting
1978	TAC	0	3,420	0	Non-directional beacon (NDB)
1996	FAA	2,289	2,289	41,205	Acquire avigation easements RPZ RW 33 (4.668 ac) & RW 15 (8.941 ac)
1996	TAC/FAA	102,023	83,172	1,497,114	Reconstruct RW 15-33 (4600 x 75), recon/realign parallel TW (5080 x 35), apron (10,200 sy), stub TW (420 x 35), hangar access TW (800 x 35); replace LIRLs w/MIRLs (4600 lf), segmented circle; replace rotating beacon; improve drainage & grading; install fencing (8300 lf)
2003	TXDOT	14,566	14,566	0	RAMP: Fog seal ramp, repair lighting, herbicide, drainage work, restroom repair, hangar lighting, renovate terminal building
2004	TXDOT	0	177,188	0	Design and construction services to construct a terminal building and aircraft ramp parking area
2004	TXDOT	3,983	35,848	0	prepare an airport layout plan
2004	TXDOT	0	278,748	0	Loan
2004	TXDOT	30,000	30,000	0	RAMP: Ramp paving, crack-seal and fog seal existing ramp pavement, taxiway and runway, herbicide, hangar taxiway drainage improvements, repair hangar roof, airport fencing, lighting and NDB maintenance, purchase GCO
2005	TXDOT	21,285	0	63,854	Install AWOS NPE 2005 \$63,854
2005	TXDOT	15,255	15,255	0	RAMP: City to contract for pavement renovation in hangar, pave ramp at commercial hangar, seal coat existing ramp and hangar paving, installation of electric service for PLASI, replacement of roll-up doors on hangars, fencing along airport road to terminal building, professional services to prepare 7460, purchase lighting supplies, herbicide
2006	TXDOT	4,994	4,994	0	RAMP: Sponsor to contract for reconstruction/repave airport road to hangars, existing drainage ditch maintenance, services to replace airport hangar roof and doors, maintenance and supplies for NDB, lighting and approach aids, installation of fencing, professional services for SPCC, construction of fuel containment area, tree trimming part 77 surfaces, AWOS NADIN fees, purchase herbicide
2006	TXDOT	9,001	0	81,007	design and construction services to pave aircraft ramp area around commercial hangar #3
2006	TXDOT	28,288	254,597	0	design to extend Runway 15 end; rehabilitate and mark Runway 15-33; rehabilitate and mark stub taxiways; rehabilitate and mark hangar access taxiways; rehabilitate and mark parallel taxiway Runway 15-33; reconstruct hangar access taxiways; rehabilitate apron; extend and mark parallel taxiway to Runway 15 end; extend medium intensity runway lights Runway 15 end; install precision approach path indicators- 2 Runway 15-33; relocate county road; install fence; prepare a traffic engineering study; and survey and appraisal services
2008	TXDOT	0	0	0	RAMP: TxDOT to contract for AWOS Maintenance, Sponsor to contract for NADIN, AWOS repairs, crack seal on airport pavements
2009	TXDOT	5,591	5,591	0	RAMP: TxDOT for AWOS maintenance; Spon. Avi-Met, AWOS repairs/parts replacement; water pump repairs; airfield lighting repairs/maintenance; and beacon repairs/maintenance

2009	TXDOT	38,310	689,587	38,310	Install PAPI-2 RW 33; Mark RW 15-33 (25,600 sf); Contingency, mobilization, RPR, etc.; Run-up Area pad at RW 15; Install PAPI-2 RW 15; Rehab & mark parallel TW RW 15-33 (4,785 x 35); Rehab & mark hangar access TWs (25,500 sy); Rehab & mark stub TWs (1,130x35); Rehab apron (10,990 sy); Construct hangar access taxilanes; Rehab RW 15-33 (4,600 x 75) SBGP-2009-57 38,310
2010	TXDOT	7,214	7,214	0	RAMP: MISCELLANEOUS-TxDOT to contract for AWOS maintenance, Sponsor to contract for AWOS AviMet Data Link, AWOS repairs/parts replacement
2011	TXDOT	15,278	15,278	0	RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance
2012	TXDOT	78,479	0	706,307	Engineering and design for Box Hangars and access pavement; Contingency, administration, RPR, etc. for Box Hangar project; Construct access pavement for Box Hangars (30x380); Construct 8 unit Box Hangars (NPE '10 & '11) SBGP-085-2013 \$599,435.51; SBGP-057-2009 \$49,366.56; SBGP-067-2010 \$9,582.52; SBGP-72-2011 \$8,509.92; PLANNING GRANT 2011-08 \$39,412.80
2012	TXDOT	23,641	23,641	0	RAMP: TxDOT to contract for AWOS Maintenance, Sponsor to contract for airport general maintenance projects
2013	TXDOT	45,988	45,988	0	RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance
2013	TXDOT	120,168	0	1,081,512	Survey, Appraisal and Environmental Studies; Acquire land for runway extension and county road relocation (31 ac) SBGP-80-2012 \$62,959; SBGP-75-2011 \$1,015,356; SBGP-87-2014 \$3,197
2014	TXDOT	260,738	2,346,641	0	Extend and mark RW 15 end (400 x75); Contingency for RW Extension; Construct Hangar Apron Pavement to new 8-unit T-hangar (32 x 320) ; Extend MRL RW 15 end (400 lf); Reconstruct South Apron; Construction Administration, Testing, RPR, etc; Relocate PAPI RW 15 end; Install signage; Extend & mark parallel TW to RW 15 end (590x35); Relocate County Road 4711; Install fencing and gate – new boundary; Construct Permanent Run-up Area
2014	TXDOT	14,368	14,368	0	RAMP: TxDOT Contract for AWOS Maintenance, Sponsor to perform airport general maintenance
2015	TXDOT	15,352	15,352	0	RAMP: Sponsor to perform airport general maintenance
2016	TXDOT	28,919	28,919	0	RAMP: Sponsor to perform airport general maintenance
2017	TXDOT	90,190	0	270,569	Design and Install Jet A Fuel System - 2015 and 2016 NPE SBGP-096-2016 \$150,000; SBGP-097-2016 \$120,569.34
2017	TXDOT	23,696	23,696	0	RAMP: Sponsor to perform airport general maintenance
2018	TXDOT	32,139	32,139	0	RAMP: Sponsor to perform airport general maintenance
2019	TXDOT	46,595	46,595	0	RAMP: Sponsor to perform airport general maintenance
2020	TXDOT	50,000	50,000	0	RAMP: Sponsor to perform airport general maintenance
2021	TXDOT	49,950	49,950	0	RAMP: Sponsor to perform airport general maintenance

LOCAL and/or STATE \$ 5,480,336
FEDERAL \$ 3,779,878

GRAND TOTAL ALL FUNDING SOURCES: \$ 9,260,214

III. Findings

1. Violation: Grant Assurance 19 (Obstacles in ROFA)

Farm equipment is being stored in the Runway Object Free Area (ROFA) near the end of Runway 16. The ROFA standards are outlined in AC 150/5300-13B. The width of the ROFA is listed on the Airport Layout Drawing in the Airport Layout Plan set.

Recommendation: Ask the agricultural lessee to relocate the farm equipment to a location at least 1 foot from the boundary of the ROFA (500 ft, 250 ft from the runway centerline.)

Target Completion Date: Complete relocation of equipment in 30 days of receipt of this report.

2. Violation: Revenue Use Policy (Less than Fair Market Value for Nonaeronautical Use)

A lease between the City and Medina Valley Youth Baseball (MVYB) league was provided for my review. The lease covers the exclusive use of the land for MVYB to operate a baseball league according to specific city rules. It covers 18 acres and 12 foot-acre of water from the airport well for \$8,156/year. This equates to a ground lease of \$0.01/SF/year – a rate that is a fraction of the aeronautical ground lease rate.

Additionally, I asked for but did not receive a real estate agreement between the city and the airport that transfers the right to sublease airport property and addresses the airport's federal obligations.

Recommendation: Implement a lease/agreement between the city and the airport for the fair market value of this non-aeronautical use. If the lease is for longer than a 3-year period, include an escalation clause to ensure fair market value increases over time.

Target Completion Date: Provide a corrective action plan within 30 days of receipt of this report.

3. Concern: Water Rights Lease

Mr. Dixon informed me that a water rights lease was signed between the airport and the city. This lease would enable the city to maintain the water well on the airport for the airport's use. After the airport's water needs and those of the agricultural lease for airport property have been met, there is a surplus of acre-feet that can be sold to outside entities. The leasing of the water rights enables the city to compensate the airport for the monetary value of the water rights that go with the land.

During the site visit I asked for a copy of this water rights lease to ensure that the airport was fairly compensated, but I have not received a copy.

Recommendation: Provide a copy of the water lease, the costs incurred for the city to maintain and operate the well, and the annual revenue generated by the water well. If the lease

is for longer than a 3-year period, include an escalation clause to ensure fair market value increases over time.

Target Completion Date: Please provide the documentation and a plan of corrective actions to this office within 30 days of receipt of this report.

Grant Assurances can be found at: https://www.faa.gov/airports/aip/grant_assurances

Sincerely,

Katie Fields-Pack

Airports Compliance Program Specialist
FAA Southwest Region (ASW-620)
10101 Hillwood Parkway
Fort Worth, TX 76177
Office: (817) 222-4101

cc: ACO-100